

**CLACKMANNANSHIRE COUNCIL**

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**Report to Clackmannanshire Council**

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**Date of Meeting: 1<sup>st</sup> February 2024**

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**Subject: Wellbeing Hub & Lochies School Project Update**

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**Report by: Senior Manager, Sport & Leisure**

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**1.0 Purpose**

- 1.1. The purpose of this report is to provide Council with an update on the progress of the Wellbeing Hub & Lochies School project.

**2.0 Recommendations**

*It is recommended that the Council notes the following:*

- 2.1. Updated pre construction programme. **(See Paragraphs 3.1 to 3.6)**
- 2.2. The Council's successful application for funding from Scottish Government from the Learning Estate Investment Programme (LEIP). **(See Paragraphs 3.7 to 3.11)**

**3.0 Considerations**

***Pre Construction Programme***

- 3.1. Robertson Construction, in collaboration with JM Architects, Hub East Central and the Project Team, have produced a detailed pre construction programme. The programme will take the project to Financial Close and commencement of RIBA Stage 5 Construction in Q1 2025 with completion of the Wellbeing Hub development targeted for Q4 2026. **(See appendix 1 for updated project timeline summary).**
- 3.2. The RIBA Stage 2 Concept Design started in October 2023 commencing with the initial series of design engagement workshops led by the Architect. This initial programme of work has been concluded, with the outcomes being validation of the space requirements and facilities against the project objectives, further development of the Project Brief and provisional agreement of the overall site plan and arrangement of the core functions and facilities within the buildings.
- 3.3. This concentrated effort early in the design process to make fundamental decisions has enabled the next stages of design to proceed with greater

certainty and help mitigate against any delays to programme. The formal planning pre-application will be submitted early in the new year and the pre-application process and public consultations will run in parallel with the ongoing Concept Design and business case development throughout the first quarter of 2024.

- 3.4. The Concept Design proposals will be submitted by hubCo and the external design team for review, comment and approval by the Council Project Team in the second quarter of 2024. Subsequently, the Outline Business Case (OBC) will also be completed and submitted to Council for approval at this gateway in the second quarter of 2024.
- 3.5. The RIBA Stage 3 Spatial Coordination will commence immediately after Stage 2 to maintain programme and will be a concentrated period of design activity to achieve 'Design Freeze' and enable the full planning application to be submitted in summer 2024. This period of Stage 3 design will benefit from the early design work and decisions taken during the initial design engagement programme.
- 3.6. RIBA Stage 4 Technical Design will commence following the Design Freeze milestone and run through to the fourth quarter of 2024 when Full Planning Consent is planned to be granted. The Technical Design proposals will then be submitted by hubCo and the external design team for review, comment and approval. Subsequently, the Full Business Case (FBC) will be completed and submitted to Council for approval in the fourth quarter of 2024 with Financial Close planned for first quarter 2025.

### ***LEIP Funding***

- 3.7. The Council was successful in its application for funding from Scottish Government from the Learning Estate Investment Programme (LEIPS) which will support the ongoing revenue costs to operate Lochies School once operational. The funding model is a revenue model which should equate to 50% of the equivalent Capital cost but it is paid over a 25 year period. The Council is responsible for the upfront Capital costs of the building.
- 3.8. The Scottish Government funding depends on the Council achieving certain outcomes. The outcomes to be achieved fall into five broad categories:
  - Condition
  - Energy efficiency
  - Digitally enabled learning
  - Economic growth
  - Embodied carbon

If an outcome is not achieved in full, then the funding associated with that outcome will be adjusted accordingly.

- 3.9. The actual amounts associated with these outcomes are being revised every year to take account of market conditions at that time. They are paid over different timescales. For example the energy efficiency and digital outcome rates are paid over 25 years, whereas the economic outturns and the embodied carbon outcome funding are paid during the initial years of the project as these are related to the construction process. Until the project is in construction the Council will not know exactly how much funding it is to receive as that depends on the Scottish Futures Trust (SFT) accepting the principles outlined in our bid around the size of Lochies School and its capacity.
- 3.10. The measurement of the outcomes will be based on input from local authorities at appropriate times as agreed between Scottish and Local Government. Evidence will be sought as follows:
- Providing confirmation and evidence that the facility is in Condition A/B as part of the handover of the new facility.
  - Initial measurement relating to the energy outcome.
  - Providing confirmation and evidence that the underlying facility infrastructure is capable of supporting a minimum a 11Gbps service to at least one point in every learning and teaching space throughout the facility (this releases the 25-year flow of annual outcome payments).
  - Local authorities should evidence that the construction embodied carbon target of 600 kgCO<sub>2</sub>e/m<sup>2</sup> for core facilities is achieved.
  - Providing confirmation and evidence of the number of new jobs supported by the construction phase of the project.
  - Providing confirmation as part of the annual school estate statistics data return that the facility remains in Condition A or B (or equivalent if the measurement method changes over time). At the end of year 2 and then on a rolling 5-year basis, in years 7, 12, 17 and 22.
  - Providing confirmation and evidence of the actual delivered energy in kWh/sqm for that year for core hour/facility use to enable calculation of the funding relating to that outcome, which will flow from year 3 onwards.
- 3.11. It is anticipated that funding from Scottish Government will be provided on a 6 monthly basis and commence in the March or September immediately following construction completion once the achievement of the first outcome(s) has been evidenced.

#### **4.0 Sustainability Implications**

- 4.1 Alignment with the Clackmannanshire Council Interim Climate Change Strategy

#### **5.0 Resource Implications**

- 5.1 Financial Details

The projected costs for the Wellbeing Hub and Lochies School developments are outlined in the General Services Capital Programme 2023/24 to 2042/43.

## 6.0 Exempt Reports

6.1 Is this report exempt? Yes  (please detail the reasons for exemption below) No

## 7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box )

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all	<input checked="" type="checkbox"/>
Our families; children and young people will have the best possible start in life	<input checked="" type="checkbox"/>
Women and girls will be confident and aspirational, and achieve their full potential	<input checked="" type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	<input checked="" type="checkbox"/>

(2) **Council Policies** (Please detail)

## 8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?  
Yes  No

## 9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes  No

## 10.0 Appendices

Appendix 1: Wellbeing Hub & Lochies School Project Timeline Summary

## 11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)  
Yes  (please list the documents below) No

**Author(s)**

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**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
Lorraine Sanda	Strategic Director, People	



## Project Timeline Summary

Task Name	Start	Finish
RIBA Stage 1 – Preparation & Briefing	Q1 2023	Q3 2023
Procurement and Supply Chain Selection	Q2 2023	Q3 2023
<b>Gateway 1 - Approval to proceed to RIBA Stage 2 (hub stage 1)</b>	<b>Q3 2023</b>	
RIBA Stage 2 (hub Stage 1) – Concept Design	Q4 2023	Q1 2024
<i>Initial Design Engagement Programme Concluded</i>	Q4 2023	
<i>Submit Planning Pre-Application</i>	Q1 2024	
<i>Submit Planning Proposal of Application Notice (PoAN)</i>	Q1 2024	
RIBA Stage 2 (hub stage 1) – Review & Approvals Period	Q2 2024	Q2 2024
<i>Submit Outline Business Case (OBC) to Council for Approval</i>	Q2 2024	
<b>Gateway 2 - Approval to proceed to RIBA Stages 3/4 (hub Stage 2)</b>	<b>Q2 2024</b>	
RIBA Stage 3 - Spatial Coordination (hub Stage 2)	Q2 2024	Q2 2024
<i>RIBA Stage 3 - Complete - Design Freeze</i>	Q2 2024	
<i>Submit Full Planning Application</i>	Q2 2024	
RIBA Stage 4 - Technical Design (hub Stage 2)	Q2 2024	Q4 2024
<i>Full Planning Consent Granted</i>	Q4 2024	
RIBA Stage 4 (hub Stage 2) – Review & Approvals Period	Q4 2024	Q4 2024
<i>Submit Full Business Case (FBC) to Council for Approval</i>	Q4 2024	
<b>Gateway 3 - Approval to proceed to Contract Finalisation</b>	<b>Q4 2024</b>	
Contract Finalisation	Q4 2024	Q1 2025
<b>Gateway 4 - Financial / Contract Close</b>	<b>Q1 2025</b>	
RIBA Stage 5 – Construction Works (Excl. Enabling Works)	Q1 2025	Q1 2027
<i>Section 1 - Wellbeing Hub - Completion Date</i>	Q4 2026	
<i>Section 2 - Lochies School - Completion Date</i>	Q1 2027	
<i>Section 3 - External Landscaping - Completion Date</i>	Q1 2027	
<b>RIBA Stage 5 – Construction Works - Complete</b>	<b>Q1 2027</b>	

